



CHAPTER 8: IMPLEMENTATION



Harrison County Courthouse

Introduction

While the vision, goals and objectives are the heart of a comprehensive plan, equal focus must be placed on ensuring that the community's vision becomes reality. Part of the implementation process is having an action plan that details steps that should be taken, who is responsible for implementation of an action, and the timeline for completion. Potential funding sources are also suggested as a part of the action plan where applicable and sufficient information is available. The timelines recommended are general in nature. Short term actions should be completed by 2011, medium term between 2011 and 2015, and long term between 2015 and 2025.

Multiple programs and tools are also outlined in this chapter and provide an overview of funding programs and means of implementing the plan. While the county may already be utilizing some of these tools, it is important to connect them to the actions of the comprehensive plan.



Action Plan

LAND USE – GOAL 1

Promote responsible development practices by encouraging residential development in areas adjacent to existing development and with adequate infrastructure.

ACTION STEP: 1.1

Revise zoning and subdivision regulations to:

- Require water and adequate public facilities for all new development. Also require new development to coordinate with the Harrison County Regional Sewer District to ensure future development is supported by the district's plan.
- Encourage combined driveways or cluster development along arterial or collector roads to reduce curb cuts.
- Require the integration and dedication of public parks and open spaces within new high density subdivisions.
- Develop appropriate standards that allow mixed uses such as neighborhood commercial within larger residential developments.

Responsible Party(ies):

Plan Commission
County Commissioners

Timeline:

Short-term

Potential Funding Source(s):

N/A

**ACTION STEP: 1.2**

Amend the zoning ordinance by:

- Updating the list of permitted accessory and special exception uses for each zoning district to more appropriately reflect the specific types of use of property in each zone and include specific criteria/ performance standards required for each special exception use.
- Establish scaled landscaping and buffering requirements between different types of uses and within parking areas.
- Allowing mixed uses, such as neighborhood-oriented commercial, to be integrated into residential developments with appropriate standards.
- Evaluating the creation of regulations to address development in karst areas.
- Investigating the creation of an alternative residential zone that permits a maximum amount of flexibility in interior site design while maintaining a reasonable transition into adjoining districts.

Responsible Party(ies):

Plan Commission
County Commissioners

Timeline:

Short-term

Potential Funding Source(s):

N/A



Harrison County, Indiana Comprehensive Plan Update 2008

ACTION STEP: 1.3

Engage in a capital improvements planning process to identify, prioritize and implement public projects including roadway, water, sewer, and utility extensions and service; the CIP should coordinate with the land use plan.

Responsible Party(ies)

Plan Commission

County Commissioners

County Council

Harrison County Heath Department

Harrison County Regional Sewer District

Water Company

Utility Companies

County Engineer

Timeline:

Short-Term

Potential Funding Source(s):

General Fund

User Fees

Office of Community and Rural Affairs (OCRA) Funding

State Revolving Fund (SRF) Loan Program

ACTION STEP: 1.4

Support development proposals for infill, redevelopment and for land already served by existing adequate utilities and services.

Responsible Party(ies):

Plan Commission

County Commissioners

Timeline:

Short-Term

Potential Funding Source(s):

N/A

**ACTION STEP: 1.5**

Pursue development of a septic maintenance permit to assure that septic tanks are maintained as needed.

Responsible Party(ies):

Plan Commission
County Commissioners
Harrison County Health Department

Timeline:

Short-Term

Potential Funding Source(s):

General Fund
Permit Fees

ACTION STEP: 1.6

Evaluate current zoning to ensure a variety of housing choices are allowed, including single-family, multifamily, low-income and senior living.

Responsible Party(ies):

Plan Commission
County Commissioners
County Council

Timeline:

Short-Term

Potential Funding Source(s):

General Fund

**ACTION STEP: 1.7**

Amend the subdivision regulations by:

- Evaluating the subdivision regulations exemptions to determine if amendments are required to reflect the goals of the comprehensive plan. Consideration of placing limits on metes and bounds tract property sales and development to reduce creation of residential developments that are inconsistent with the goals of the plan.
- Adopting specific storm water runoff standards.
- Requiring right-of-way dedication prior to the creation of new tracts.

Responsible Party(ies):

Plan Commission
County Commissioners

Timeline:

Mid-term

Potential Funding Source(s):

N/A

**ACTION STEP: 1.8**

Provide incentives for businesses, to the extent possible, locating in areas that are designated by the future land use plan and are adequately served by utilities.

Responsible Party(ies):

Plan Commission
County Commissioners
County Council
Harrison County Economic Development Corporation

Timeline:

Mid-Term

Potential Funding Source(s):

TIF
EDIT
Tax Abatement

ACTION STEP: 1.9

Provide incentives (such as density bonuses), to the extent possible, for the incorporation of affordable owner-occupied housing for low and moderate income families.

Responsible Party(ies):

Plan Commission
County Commissioners
County Council

Timeline:

Mid-Term

Potential Funding Source(s):

N/A



LAND USE – GOAL 2:

Preserve the small town charm and rural character of Harrison County.

ACTION STEP: 2.1

Revise the agricultural zoning district(s) to minimize the development of residential uses in areas of prime farm land that are not associated with a farm operation.

Responsible Party(ies):

Plan Commission
County Commissioners
County Council

Timeline:

Short-Term

Potential Funding Source(s):

General Fund

ACTION STEP: 2.2

Establish clear guidelines for rezoning land from agricultural use to non-agricultural uses that protect prime farm land, including productive forest land, and minimize impediments to productive agricultural uses.

Responsible Party(ies):

Plan Commission
County Commissioners

Timeline:

Mid-Term

Potential Funding Source(s):

N/A

**ACTION STEP: 2.3**

Evaluate the status of small towns and determine options for the future of each including the ability to provide utilities needed to support sustainable development. Develop a plan which includes criteria and procedures for local / county government to follow in the event a town is unable to function as an incorporated entity.

Responsible Party(ies):

Plan Commission
County Commissioners
County Council
Town Councils

Timeline:

Mid-Term

Potential Funding Source(s):

General Fund

ACTION STEP: 2.4

Identify and protect significant historic structures or places in the county, including rural landscapes, natural or conservation areas and viewsheds, and encourage the rehabilitation of historic structures.

Responsible Party(ies):

Conservation Committee
Plan Commission
County Commissioners
County Council

Timeline:

Mid-Term

Potential Funding Source(s):

Land Conservation Fund
Transportation Enhancement (TE) Funds
DNR Division of Historic Preservation (DHP) Funds
General Fund



LAND USE – GOAL 3:

Focus industrial and commercial development in strategic locations within Harrison County.

ACTION STEP: 3.1

Revise zoning and subdivision regulations to require all new commercial and industrial development to have adequate infrastructure, including sewer service.

Responsible Party(ies):

Plan Commission
County Commissioners
County Council

Timeline:

Short-Term

Potential Funding Source(s):

General Fund

ACTION STEP: 3.2

Support development proposals that reinforce the Lanesville Interchange Plan; require adequate infrastructure (including sewer) be in place prior to development.

Responsible Party(ies):

Plan Commission
County Commissioners
County Council

Timeline:

Short-Term

Potential Funding Source(s):

General Fund

**ACTION STEP: 3.3**

Complete an airport feasibility study to determine the need, ability and potential funding available to build a new general aviation airport in Harrison County.

Responsible Party(ies):

Plan Commission
County Commissioners
County Council
Harrison County Airport Board

Timeline:

Short-Term

Potential Funding Source(s):

General Fund
Federal Aviation Administration (FAA) Funds

ACTION STEP: 3.4

Market sites for businesses to encourage value-added commercial and industrial development that utilizes resources produced within the county, such as forestry and agricultural products.

Responsible Party(ies):

Harrison County Economic Development Corporation
Chamber of Commerce
Harrison County Convention & Visitors Bureau
Plan Commission
County Commissioners
County Council

Timeline:

Short-Term

Potential Funding Source(s):

HCEDC Economic Development Funds
IDEC Shovel Ready Program
IDEC Economic Development Funds
General Fund



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ACTION STEP: 3.5

Create a focused area plan for the proposed I-64 interchange and industrial park to properly accommodate new development and address design issues for this important new gateway into the county.

Responsible Party(ies):

Plan Commission
Town of Corydon
County Commissioners
County Council

Timeline:

Mid-Term

Potential Funding Source(s):

Office of Community and Rural Affairs (OCRA) Funding
General Fund
Town of Corydon



*Horseshoe Southern Indiana
Riverboat Casino*



LAND USE – GOAL 4:

Preserve and protect the natural resources of Harrison County for the use and enjoyment of future generations.

ACTION STEP: 4.1

Establish clear guidelines for:

- Rezoning land surrounding mining reserves, deposits and sites to non-agricultural uses in order to minimize land use conflicts and impediments to productive mining sites.
- Development and dumping in karst areas in order to protect the ground water supply and preserve the caves.
- Development within the floodplains and shorelines and on steep slopes.

Responsible Party(ies):

Plan Commission
Harrison County Regional Sewer District
County Commissioners
County Council

Timeline:

Short-Term

Potential Funding Source(s):

General Fund

ACTION STEP: 4.2

Adopt regulations that clearly define the process of reclamation of limestone and sand mining sites.

Responsible Party(ies):

Plan Commission
County Commissioners
County Council

Timeline:

Mid-Term

Potential Funding Source(s):

General Fund

**ACTION STEP: 4.3**

Explore options for the creation of an agricultural preservation district.

Responsible Party(ies):

Plan Commission
County Commissioners
County Council

Timeline:

Mid-Term

Potential Funding Source(s):

General Fund

LAND USE – GOAL 5:

Promote collaboration and public consensus with respect to the planning and development of Harrison County.

ACTION STEP: 5.1

Adopt a public involvement policy for seeking input on major planning and zoning issues.

Responsible Party(ies):

Plan Commission
County Commissioners
County Council

Timeline:

Short-Term

Potential Funding Source(s):

General Fund

**ACTION STEP: 5.2**

Create channels of communication between the towns, government officials and other check-point agencies for coordination on planning and zoning issues and ordinances on a semi annual basis.

Responsible Party(ies):

Plan Commission
County Commissioners
County Council

Timeline:

Short-Term

Potential Funding Source(s):

General Fund

TRANSPORTATION – GOAL 6:

Develop a safe and efficient transportation system to serve the needs of all residents, businesses, and visitors to Harrison County.

ACTION STEP: 6.1

Support the efforts of the most recently adopted Long-Range Transportation Plan and update the plan as new transportation improvements are needed.

Responsible Party(ies):

Plan Commission
County Commissioners
County Council
County Engineer

Timeline:

Short-Term

Potential Funding Source(s):

N/A

**ACTION STEP: 6.2**

Develop commuter lots at strategic locations in the county:

- Study the feasibility of constructing commuter lots at strategic locations in the county.
- Request that INDOT add a ride share/ commuter lot to the plans for the new interchange.

Responsible Party(ies):

Plan Commission
County Commissioners
County Council
County Engineer
INDOT

Timeline:

Short-term

Potential Funding Source(s):

Congestion Mitigation and Air Quality (CMAQ)
General Fund

ACTION STEP: 6.3

Complete a Scenic Byway Master Plan.

Responsible Party(ies):

Plan Commission
County Commissioners
County Council
Harrison County Economic Development Corporation
Harrison County Tourism

Timeline:

Short-term

Potential Funding Source(s):

National Scenic Byway Program
General Fund

**ACTION STEP: 6.4**

Actively participate in KIPDA and other regional transportation initiatives.

Responsible Party(ies):

Plan Commission
County Commissioners
County Council
County Engineer

Timeline:

Short-Term

Potential Funding Source(s):

General Fund

ACTION STEP: 6.5

Continue to support the on-call bus service within Harrison County and evaluate if additional services are needed.

Responsible Party(ies):

Plan Commission
County Commissioners
County Council

Timeline:

Mid-Term

Potential Funding Source(s):

General Fund



Harrison County, Indiana Comprehensive Plan Update 2008

PUBLIC FACILITIES – GOAL 7:

Respond to the life-long educational needs of Harrison County.

ACTION STEP: 7.1

Coordinate new growth projections and development areas with the school districts.

Responsible Party(ies):

Plan Commission

County Commissioners

County Council

Harrison County School Districts (North Harrison, South Harrison and Lanesville)

Timeline:

Short-Term

Potential Funding Source(s):

N/A



Harrison County Hospital

**ACTION STEP: 7.2**

Plan for future educational needs in Harrison County by:

- Encouraging the location of a higher education facility in Harrison County.
- Encourage training and skills development for trade specialized vocational and technical careers for the current and future workforce.

Responsible Party(ies):

Harrison County School Districts (North Harrison, South Harrison and Lanesville)
Harrison County Economic Development Corporation
Post-secondary institutions
Plan Commission
County Commissioners
County Council

Timeline:

Long-Term

Potential Funding Source(s):

General Fund
Department of Education
Post-secondary Institutions



PUBLIC FACILITIES – GOAL 8:

Support the expansion and enhancement of services, programs, and facilities within Harrison County.

ACTION STEP: 8.1

Support the efforts of the most recently adopted Park and Recreation Plan and the Harrison County Tourism Plan. Update both plans as needed.

Responsible Party(ies):

Plan Commission
County Commissioners
County Council
Harrison County Parks Department
Harrison County Tourism
Harrison County Economic Development Corporation

Timeline:

Short-Term

Potential Funding Source(s):

User Fees
Park Fund
General Fund

ACTION STEP: 8.2

Develop energy efficiency guidelines for new construction or renovation of county facilities.

Responsible Party(ies):

Plan Commission
County Commissioners
County Council
Power Companies

Timeline:

Short-term

Potential Funding Source(s):

Power and Utility Companies
General Fund

**ACTION STEP: 8.3**

Relocate county facilities, including the offices housed in the Harrison County Annex Building, to a facility outside of the floodplain.

Responsible Party(ies):

Plan Commission
County Commissioners
County Council

Timeline:

Mid-Term

Potential Funding Source(s):

General Fund

ACTION STEP: 8.4

Provide for managed development along the Ohio River by:

- Identifying area for public access to the Ohio River, including permanent public facilities and boat ramps.
- Identify areas for commercial or marina development along the river.
- Create a riverfront master plan to accommodate recreational areas along the Ohio River; designate areas for future mining, shipping and industrial uses; and protect environmentally sensitive features.

Responsible Party(ies):

Plan Commission
County Commissioners
County Council
Harrison County Convention and Visitors Bureau
Harrison County Economic Development Corporation
US Army Corp of Engineers
Indiana Department of Natural Resources

Timeline:

Mid-Term

Potential Funding Source(s):

General Fund



Implementation Programs and Tools

Trails

Trails provide a transportation alternative as well as a recreational facility in many communities. Some trail systems are local to a specific community, while others contribute to a regional or national trail system. Many trails have been developed along abandoned rail corridors (rails-to-trails), but many local systems are being integrated into the design of new roadways and retrofitted into existing roadways to provide transportation alternatives. Two of the programs that can assist with the development of trail systems are the Recreational Trails Program from the Indiana Department of Natural Resources, Division of Outdoor Recreation and the Transportation Enhancements (TE) Program through the Indiana Department of Transportation, Division of Multi-Modal Transportation.

The Recreational Trails Program is matching assistance (20% match for communities) for the acquisition and development of trails. Other state and federal funds may be used for the match.

Indiana Department of Natural Resources
Division of Outdoor Recreation
402 W. Washington St., Room W271
Indianapolis, IN 46204
(317) 232-4070

The Transportation Enhancements Program is a cost reimbursement grant program with a 20 percent local match requirement. A range of activities related to transportation are eligible for the program.

Indiana Department of Transportation
Division of Multi-Modal Transportation
100 N. Senate Ave., Room 901
Indianapolis, IN 46204
(317) 232-5224

Transit

As the community ages and transportation costs continue to increase, a transit system in Harrison County will become important; this could be in the form of an on-call bus system or a commuter bus line to Louisville. These systems are important to meet the needs of the disabled and elderly as well as those commuting to the greater Louisville



area. Grant programs (such as the Capital, Operating, and Intercity Buss Assistance for Small Urban and Rural Areas grants and the Public Mass Transportation Fund grants) may be available to provide assistance for an on-call bus system through the Indiana Department of Transportation.

Indiana Department of Transportation
100 N. Senate Ave., Room 901
Indianapolis, IN 46204
(317) 232-5533

Zoning

Zoning is the primary implementation tool for the comprehensive plan. It is the means of legislatively determining the location, quality, and quantity of new development. The zoning ordinance is legally enforceable.

Harrison County's current zoning ordinance was adopted in 1974. The ordinance establishes five residential districts, four business districts and three industrial districts. The zoning ordinance should be updated following the adoption of the comprehensive plan to ensure contiguity between the two documents and to encourage the implementation of the plan.

Subdivision Control

Similar to the zoning ordinance, the subdivision control ordinance is legislatively adopted and is an enforceable means of implementing the community's vision. This ordinance establishes the circumstances under which the division of existing parcels may occur and establishes the process for creating new parcels. Harrison County's subdivision control ordinance was adopted in 1995 and should also be updated following the adoption of the comprehensive plan.

Conservation Subdivisions

A conservation subdivision is a subdivision that includes common open space around clustered compact residential lots. The purpose of this type of subdivision is to preserve farmland or other natural resources while allowing developers to reach the full development potential of the land allowed under the zoning and subdivision control ordinances. Clustering the homes also reduces the amount of infrastructure, reducing costs to the developer, the future homeowners, and for the maintenance of the infrastructure.



With conservation subdivisions, developers are allowed to build homes on smaller lots if they leave a portion of the land in its natural state or in its existing state as agricultural land. For example, if the zoning ordinance allows for a minimum lot size of 10,000 square feet, a 50 acre parcel would yield 200 houses. If the zoning and subdivision control ordinances allowed for conservation subdivisions, the developer would be permitted to build the same 200 houses on 5,000 square foot lots and leave 50 percent of the land in open space. The open space portion would typically be preserved by a conservation easement and managed by a homeowners association or land trust. The terms of the easement could allow for continuation of agricultural uses.

Conservation subdivisions are not only used to preserve farmland, but also to protect natural areas such as wetlands, tree stands, views, or historically important areas.

Capital Improvement Planning

Capital Improvement Plans (CIP) are a system of documenting the capital investments that a jurisdiction plans on making over the next five years. These plans identify projects, timelines, estimated costs, and funding sources and are linked to the budget process. They are a means of planning ahead for capital improvements and ensuring implementation of specific projects by connecting them more closely to the budget process.

Economic Development Income Tax (EDIT)

The county economic development income tax (CEDIT or EDIT) is a form of income tax that may be imposed by counties at a rate of up to 0.5% of the gross income of county tax payers. Revenues are distributed to adopting counties and the municipalities in those counties and may be used as a source of funding for economic development projects. The definition of economic development projects is established in the statutes, but is rather broad. Harrison County currently collects the county economic development income tax.

Tax Abatement

Tax abatement is a phase-in of property taxes that is designed to encourage development in areas that would not otherwise develop. Tax abatement is one of the tools widely used by municipal governments to attract new businesses to the community, or to encourage investment in new equipment or facilities that will improve the company and the community's economy. Communities may develop procedures for abatement application and policies on the amount and length of the abatement that will be approved and procedures to ensure compliance with the terms of the statement of benefits.



Tax Increment Finance (TIF)

Tax increment finance is a tool for municipalities and counties to designate targeted areas for redevelopment or economic development through a local redevelopment commission. Those redevelopment or economic development areas can then be designated as allocation areas which trigger the TIF tool. When TIF is triggered, the property taxes generated from new construction in the area are set aside and reinvested in the area to promote development, rather than going to the normal taxing units (governments, schools, etc.). The taxing units do not lose revenue, they simply do not receive revenue from the additional assessed valuation that would not have occurred “but for” the reinvestment in the area through the TIF proceeds.



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